



2-4 Unit UAD 3.6 Property Inspection Checklist

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1. SUBJECT PROPERTY IDENTIFICATION

☐ Physical Address Verified		☐ Property Rights (Fee Simple/Leasehold)	
☐ Neighborhood Name		☐ Units Excluding ADUs	
☐ Number of Parcels			

2. SITE INSPECTION

Property Access

☐ Primary Access Type		☐ Street Type & Surface	
☐ Public/Private Street		☐ Typical for Market (Yes/No)	

View & Site Influence

☐ View Type (Residential/Other)		☐ Range of View (Full/Partial/None)	
☐ Impact to Value (Neutral/Adverse)		☐ Site Influence Description	
☐ Proximity to Adverse Influences		☐ Adjacent Properties Noted	

Site Features

☐ Hazard Zone Type		☐ Hazard Zone Impact	
☐ Site Characteristics Noted		☐ Disaster Mitigation Features	

Utilities

☐ Public Electricity		☐ Public Sanitary Sewer	
☐ Private Sewer Type (Cesspool/Septic)		☐ Public Water	
☐ Broadband Internet Available		☐ Private Utility Impact (if any)	

3. DWELLING EXTERIOR - BUILDING 1

Structure Details

☐ Units in Structure		☐ Dwelling Style (Ranch/Other)	
☐ Front Door Elevation		☐ Converted Area (None/Description)	
☐ Construction Method (Site Built/Other)			

Exterior Quality & Condition

☐ Exterior Quality Rating (Q1-Q6)		☐ Exterior Condition Rating (C1-C6)	
☐ Exterior Walls & Trim Material		☐ Foundation Type	
☐ Roof Material		☐ Roof Estimated Age	
☐ Roof Condition Status		☐ Windows Type & Condition	

Mechanical Systems

☐ Heating System Type		☐ Heating Typical for Market	
☐ Cooling System Type		☐	

4. UNIT INTERIOR - BUILDING 1 - UNIT 1

Area Breakdown

☐ Finished Above Grade (Sq Ft)		☐ Unfinished Above Grade (Sq Ft)	
☐ Finished Below Grade (Sq Ft)		☐ Unfinished Below Grade (Sq Ft)	
☐ Area Data Source		☐ Levels in Unit	

Unit Layout			
☐ Total Bedrooms		☐ Total Full Bathrooms	
☐ Total Half Bathrooms		☐ Occupancy (Tenant/Owner/Vacant)	
☐ Utilities Separately Metered		☐	
Kitchen & Bath Details			
☐ Kitchen Update Status		☐ Kitchen Update Timeframe	
☐ Kitchen Quality Rating		☐ Kitchen Condition Status	
☐ Bathroom(s) Update Status		☐ Bathroom(s) Quality Rating	
☐ Bathroom(s) Condition Status		☐ Overall Bathroom Update Status	
Interior Features			
☐ Flooring Type(s)		☐ Flooring Update Status	
☐ Flooring Condition		☐ Walls & Ceiling Height	
☐ Walls & Ceiling Condition		☐ Interior Quality Rating (Q1-Q6)	
☐ Interior Condition Rating (C1-C6)			

5. DWELLING EXTERIOR - BUILDING 2			
Structure Details			
☐ Units in Structure		☐ Dwelling Style	
☐ Front Door Elevation		☐ Converted Area	
☐ Construction Method			
Exterior Quality & Condition			
☐ Exterior Quality Rating (Q1-Q6)		☐ Exterior Condition Rating (C1-C6)	
☐ Exterior Walls & Trim Material		☐ Foundation Type	
☐ Roof Material & Age		☐ Roof Condition Status	
☐ Windows Type & Condition		☐ Heating/Cooling System	

6. UNIT INTERIOR - BUILDING 2 - UNIT 2			
Area & Layout			
☐ Finished Above Grade (Sq Ft)		☐ Levels in Unit	
☐ Occupancy (Tenant/Owner/Vacant)		☐ Utilities Separately Metered	
☐ Total Bedrooms		☐ Total Full Bathrooms	
☐ Total Half Bathrooms		☐	
Kitchen, Bath & Interior			
☐ Kitchen Update Status		☐ Kitchen Quality & Condition	
☐ Bathroom(s) Update Status		☐ Bathroom(s) Quality & Condition	
☐ Flooring Type(s) & Condition		☐ Walls & Ceiling Condition	
☐ Interior Quality Rating (Q1-Q6)		☐ Interior Condition Rating (C1-C6)	

7. VEHICLE STORAGE			
☐ Carport (Number of Spaces)		☐ Carport Detail (Attached/Detached)	
☐ Carport Size (Sq Ft)		☐ Driveway (Number of Spaces)	
☐ Driveway Surface Type		☐ Vehicle Storage Condition	
☐ Vehicle Storage Deficiencies			

8. SUBJECT PROPERTY AMENITIES

☐ Outdoor Shower (Number)		☐ Patio/Deck (Material & Size)	
☐ Pool/Spa		☐ Landscaping Features	
☐ Fencing (Type & Condition)		☐ Outdoor Structures	
☐ Water Features		☐ Other Amenities	

9. APPARENT DEFECTS, DAMAGES, DEFICIENCIES

Dwelling Exterior - Building 1

☐ Feature Location		☐ Description	
☐ Affects Soundness/Integrity (Yes/No)		☐ Recommended Action	

Unit Interior - Building 1 - Unit 1

☐ Appliance Defects		☐ Cabinetry Defects	
☐ Door/Window Defects		☐ Walls/Ceiling Defects	
☐ Flooring Defects		☐ Plumbing/Electrical Issues	

Dwelling Exterior - Building 2

☐ Feature Location		☐ Description	
☐ Affects Soundness/Integrity (Yes/No)		☐ Recommended Action	

Unit Interior - Building 2 - Unit 2

☐ Cabinetry Defects		☐ Other Interior Defects	
☐ Affects Soundness/Integrity (Yes/No)		☐ Recommended Action	

10. OVERALL QUALITY & CONDITION

☐ Overall Quality Rating (Q1-Q6)		☐ Overall Condition Rating (C1-C6)	
☐ Exterior Quality - Building 1		☐ Exterior Condition - Building 1	
☐ Interior Quality - Unit 1		☐ Interior Condition - Unit 1	
☐ Exterior Quality - Building 2		☐ Exterior Condition - Building 2	
☐ Interior Quality - Unit 2		☐ Interior Condition - Unit 2	

11. FUNCTIONAL OBSOLESCENCE

☐ Functional Issues (None/Description)		☐ Layout Issues	
☐ Room Size Issues		☐ Traffic Flow Issues	
☐ Outdated Features		☐ Impact to Value/Marketability	

12. HIGHEST & BEST USE

☐ Legally Permissible (Yes/No)		☐ Physically Possible (Yes/No)	
☐ Financially Feasible (Yes/No)		☐ Maximally Productive (Yes/No)	
☐ Present Use is Highest & Best (Yes/No)			

13. RENTAL INFORMATION

Unit 1 Rental Details

☐ Currently Rented (Yes/No)		☐ Monthly Rent Amount	
☐ Month-to-Month Lease		☐ Lease Start Date	
☐ Rent Control (Yes/No)		☐ Rental Concessions (Yes/No)	
☐ Utilities/Services Included		☐ Furnished (Yes/No)	

Unit 2 Rental Details

☐ Currently Rented (Yes/No)		☐ Monthly Rent Amount	
☐ Month-to-Month Lease		☐ Lease Start Date	
☐ Rent Control (Yes/No)		☐ Rental Concessions (Yes/No)	
☐ Utilities/Services Included		☐ Furnished (Yes/No)	

14. SKETCH & MEASUREMENTS

☐ Measurement Standard (ANSI/Other)		☐ Floor Plan Obtained/Sketched	
☐ Interior Perimeter Measured		☐ All Levels Documented	
☐ Area Calculation Completed		☐ Area Matches Data Source	
☐ Room Dimensions Recorded		☐ Building/Unit Location Noted	

[illegible]

[illegible]